

Sale Consideration : Rs. 12,00,000/-
Market Value : Rs. 11,98,901/-
Stamp Duty : Rs. 84,000/-
Ward - Lal Bahadur Shastri

BRIEF DESCRIPTION OF SALE DEED

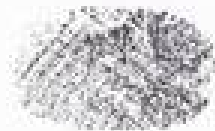
1. Type of Property - Residential
2. Ward - Lal Bahadur Shastri, Code- 051
3. Mohalla - Sector-24, Indira Nagar, Lucknow,
Code-0232
4. Details of Property - Share/Part of Plot No. 24/G.H.-103
5. Unit of Measurement - Sq.mt.
6. Area of Property - 46.469sq.mt.
7. Position of the Road (According to Road Segment) - More than 100 mt. away from
Ring road
8. Other Details - 12 mts wide road
9. Type of Property - Plot
10. Total Covered Area - No
11. Boundary Wall - No
12. Sale Consideration - Rupees 12,00,000/-
13. Market Value - Rupees 11,98,901/-
14. Stamp Duty - Rupees 84,000/-



Up
Indra



Heal



BOUNDARIES

EAST - Share/Part of Plot No. 24/G.H.-103
WEST - Share/Part of Plot No. 24/G.H.-103
Then Plot No. 24/G.H.-104
NORTH - Share/Part of Plot No. 24/G.H.-103 Then Plot No. 24/2
SOUTH - 12.00 Mts. Wide Road

15. No. of Seller (1)

No. of Purchasers (2)

SALE-DEED

This deed of sale is made and executed on this 05 day of May, 2014.

BY

M/S VIJAY SHREE CONSTRUCTIONS & HOTELS PVT. LTD., a registered company through its authorized signatory SRI. NAMDEV KHATRI Son of Late Sri. T. Das Resident of-18/367, Indira Nagar, Lucknow, duly authorized by the company vide board resolution dated 29.04.2014 to sign & execute the said sale deed, (hereinafter referred to as the "Seller" which expression unless repugnant to the context shall mean and always mean and include its heirs, successors, legal representatives, executors and assigns) of the FIRST PART.





AND

SRI. VIVEK LADHANI Son of Sri. Mohan Das Ladhani and SRI. MOHAN DAS LADHANI Son of Late Sri. B M Ladhani Both Resident of- 979, Indira Nagar, Lucknow; (hereinafter referred to as the "Purchasers" which expression unless repugnant to the context shall mean and always mean and include themselves, their heirs, successors, legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS the Seller is the absolute owner/allottee of Plot no. 24/G.H-103 area measuring 7600sq.mt. situated at Sector-24, Indira Nagar, Lucknow which has been allotted to the Seller by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow vide allotment no. 3674 dated 05-08-1994 and has been acknowledged by the Seller and Seller is the lawful allottee of Uttar Pradesh Awas Evam Vikas Parishad, Lucknow.

AND WHEREAS, after allotment of the Plot No. 24/G.H-103, the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow has executed a Agreement to Sale on 29-01-2008 in respect of the Plot No. 24/G.H-103, in favour of M/S VIJAY SHREE CONSTRUCTIONS & HOTELS PVT. LTD. The said deed of agreement to sale is duly admitted and registered in Book-1, Volume-6304, pages-157 to 394, Serial No.764, on 07-02-2008 in the office of Sub-Registrar-(III), Lucknow.



AND WHEREAS, finally, the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow has executed a registered free hold deed/ deed of sale on 11-07-2013 in respect of Plot no24/G.H. measuring 7600sq.mt. situated at Sector-24 Indira Nagar, Lucknow in favour of M/S VIJAY SHREE CONSTRUCTIONS & HOTELS PVT. LTD. which is duly admitted and registered in Book-1, Volume-9962, pages-189 to 212, Serial No.5242, on 11-07-2013 in the office of Sub-Registrar-(III), Lucknow.

AND WHEREAS, the Seller Company is in need of money, is desirous of selling Share/Part of Plot No. 24/G.H.-103 area measuring 500 sq.fts. i.e. 46.469 sq.mts Situated at Sector-24, Indira Nagar, Lucknow. (hereinafter referred to as "Said Property") more clearly detailed and described at the foot of this deed in the schedule of property, and Purchasers being interested in purchasing the said property, the Purchasers approached the Seller for the sale of above said property, for which Seller has agreed to sell and transfer the above said property absolutely to the Purchasers for a sale consideration of Rupees 12,00,000/- (Rupees Twelve Lacs Only).

AND WHEREAS, the Seller has assured the Purchasers that the above said property is free from all sorts of registered or unregistered encumbrances, like sale, mortgage, gift, transfer, court attachment etc. and the Seller has good, subsisting, marketable, unencumbered and transferable right over the said property and there is no legal dispute in respect of the said property.



AND WHEREAS, the Seller also assured the Purchasers that the above said property is not subject matter of any acquisition or requisition and Seller has not received any notice nor in his knowledge of any acquisition or requisition proceedings, if any, in respect of the above said property.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

- 1- THAT, having received the said consideration amount of Rupees 12,00,000/- (Rupees Twelve Lacs Only) paid by the Purchasers to the Seller as detailed in schedule of payment at the foot of this sale deed (the receipt of which is acknowledged by the Seller) the Seller doth hereby sell, grant, convey, assign & transfer the Share/Part of Plot No. 24/G.H.-103 area measuring 500 sq.fts. i.e. 46.469 sq.mts Situated at Sector-24, Indira Nagar, Lucknow to the Purchasers of its right, title and interest in the said property including all right of assignment and appurtenances thereto, hold and possess the same unto and use and enjoy the same and be absolute Owner thereof.
- 2- THAT, the Seller has handed over actual, vacant and peaceful physical possession of the said property to the Purchasers with all its rights and privileges so far held and enjoyed by the Seller, on the execution of this sale deed.



- 3- THAT, the Seller and its heirs, successors, assignees, legal representatives shall hereinafter have no claim or title to the said property so conveyed and the Purchasers and its heirs, successors or assignees shall hold and enjoy the property absolutely.
- 4- THAT, all taxes, charges, imposition and dues, if any, of the Central, state or local authority, prior to the execution of this sale deed have been paid by the Seller, and shall be paid forthwith by the Seller and that no liability in this regard shall devolve on the Purchasers and after execution of sale deed it shall be the liability of the Purchasers to pay all dues thereafter.
- 5- THAT, the Purchasers has borne expenses of stamp duty, registration charges, and all other expenses in connection with the execution and registration of this sale deed.
- 6- THAT, the permanent and present addresses of the Seller and Purchasers are same as described in the sale deed which are true and correct.
- 7- THAT, if any person claims through the Seller any right or privileges in respect of the said property, it shall be rendered illegal and void by virtue of the present sale deed and in case the Purchasers is deprived of the said property mentioned hereinbefore or any



विज्ञापन पत्र

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पंक्तिगत

मानियत

प्रीति गीतमूर्ति

नकल व प्रिंट प्रिन्ट

संग

उप-निबन्धक

मे.विजय श्री कान्हा.एण्ड होटल्स प्र.लि.द्वारा अधि हस्त.गानदेव खत्री

पुत्र श्री

रविवीर दास

महाराष्ट्र व्यापार

निवासी 18/367 इन्दिरानगर लखनऊ

अपराधी पत्र

मे. विजय श्री कान्हा.एण्ड होटल्स प्र.लि.द्वारा अधि हस्त.गानदेव खत्री दिनांक 15/5/2014 समय 1:30PM

हस्ताक्षर देवु गीत विज्ञापन

रजिस्ट्रार अधिकाड़ी के हस्ताक्षर

डी.एन.वर्मा

उप-निबन्धक तृतीय

लखनऊ

निवासी 18/367 इन्दिरानगर लखनऊ

दिनांक

दिनांक

15/5/2014

मे.विजय श्री कान्हा.एण्ड होटल्स प्र.लि.द्वारा अधि

हस्ता.गानदेव खत्री

पुत्र श्री रविवीर दास

महाराष्ट्र व्यापार

निवासी 18/367 इन्दिरानगर लखनऊ

श्री शिवेक लखानी

पुत्र श्री मोहन दास लखानी

महाराष्ट्र व्यापार

निवासी 979 इन्दिरानगर लखनऊ

श्री मोहन दास लखानी

पुत्र श्री रविवीरदास लखानी

महाराष्ट्र व्यापार

निवासी 979 इन्दिरानगर लखनऊ

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proprietary rights therein, by reason of any defect in the right, interest, and title, the Seller undertakes to indemnify the Purchasers to the extent of such loss or losses, as the case may be, from his other movable or immovable properties wherever found in existence at that time.

- 8- THAT, the above said property is situated more than 100mts. away from Ring Road, Lucknow.
- 9- THAT, the area of said property which is transferred under this sale deed is measuring 500 sq.fts. i.e. 46.469 sq.mts the circle rate of the area is fixed at Rs.25,800/- per sq.mts. for 12 mts. wide road by the Collector, Lucknow that the total market value of said property comes to Rs.11,98,901/-, The sale consideration of Rs.12,00,000/- is higher than market value. Consequently the total stamp duty of Rs.84,000/- is being paid @ 70/- per thousand by the Purchasers through E-Stamp Certificate Number-IN-UP00354270012596M dated 05.05.2014, vide G.O.No.-S.Vi.K.Ni-5-2756/11-2008-500(165)/2007 dated 30-06-2008. There is no any type of construction over the said plot and the said property is not situated on corner, two sided road or park face.

Vishu

Arund

से निष्पादन स्वीकृत किया।

जिसे प्रमाण श्री सचिव अदालत एडमोकेट

का प्रमाण

निम्नलिखित विधिवत बोर्ड लखनऊ

द्वारा श्री सतीश कुमार सिंह

एड श्री सचिव अदालत एडमोकेट

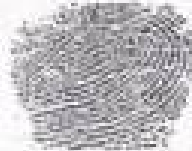
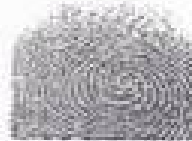
का प्रमाण

निम्नलिखित एम एम आई सी - 1/15 अलीगंज लखनऊ

द्वारा।

उपरोक्त भट मारिशस के निम्न अर्पण निम्नानुसार निवेदित है।

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निम्नलिखित अधिकारी के हस्ताक्षर

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डी.एन.एन.
उप-निबन्धक तृतीय
लखनऊ
15/5/2014



SCHEDULE IDETAILS OF PROPERTY

Share/Part of Plot No. 24/G.H.-103 area measuring 500 sq.fts.
i.e. 46.469 sq.mts Situated at Sector-24, Indira Nagar, Lucknow, and
bounded as under :-

EAST	-	Share/Part of Plot No. 24/G.H.-103
WEST	-	Share/Part of Plot No. 24/G.H.-103 Then Plot No. 24/G.H.-104
NORTH	-	Share/Part of Plot No. 24/G.H.-103 Then Plot No. 24/2
SOUTH	-	12.00 Mts. Wide Road

SCHEDULE OF PAYMENT

1. Rupees- 6,00,000/- through Cheque No. 160984 dated 02.05.2014.
Bank of India, Lucknow.
2. Rupees- 6,00,000/- through Cheque No. 161051 dated 02.05.2014.
Bank of India, Lucknow.

Total Sale consideration Rupees 12,00,000/- (Rupees Twelve
Lacs Only) is paid by the Purchasers to the Seller.

V. Indu

Arund

चित्रे

Registration No.: 3310

Year: 2014

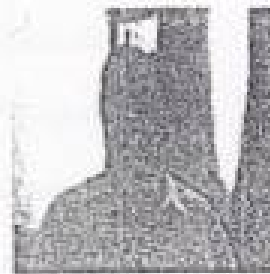
Book No.: 1

0151 मे. विजय श्री वाचनालय, एम्बेड रोड, दादर, महाराष्ट्र

महाराष्ट्र

19/12/14 इन्टरनेट साइट

महाराष्ट्र

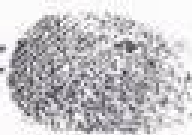


IN WITNESS WHEREOF the Seller has executed this deed of sale in his sound disposition of mind without any pressure, undue influence, coercion & compulsion from anyone whomsoever in favour of the Purchasers on the date, month and year mentioned first above in the presence of following witnesses at Lucknow.

Witnesses

1- Name Mayank Agarwal
Son of Adv.
Add. Civil Court, Lucknow.

Seller



(SRI. NAMDEV KHATRI)

Authorized Signatory

M/S VIJAY SHREE CONSTRUCTIONS & HOTELS PVT. LTD.,

PAN - AACC V4905E

2- Name Satish Kumar Singh
Son of Late Sri R.N. Singh
Add. HHIG 1/15, Aliganj
Lucknow

Purchasers

Vivek



(SRI. VIVEK LADHANI)

PAN-ABYPL6590R

Mohan



(SRI. MOHAN DAS LADHANI)

PAN-ABFPL8864R

Typed by

HR

(Mohammad Hasan)

Collectorate, Lucknow

Drafted by

Mayank Agarwal

(Mayank Agarwal)

Advocate

Civil Court, Lucknow

Mob.9450461126

केला

Registration No. : 3340

Year : 2014

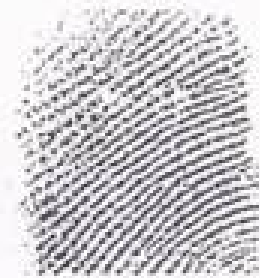
Book No. : 1

0201 विवेक लघानी

मोहन दास लघानी

070 इन्द्रियलक्ष्मण लखनक

पाण्डव

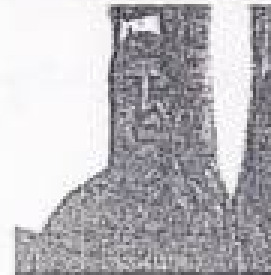


0202 श्रीहन दास लघानी

लखनक (मोहन) लघानी

070 इन्द्रियलक्ष्मण लखनक

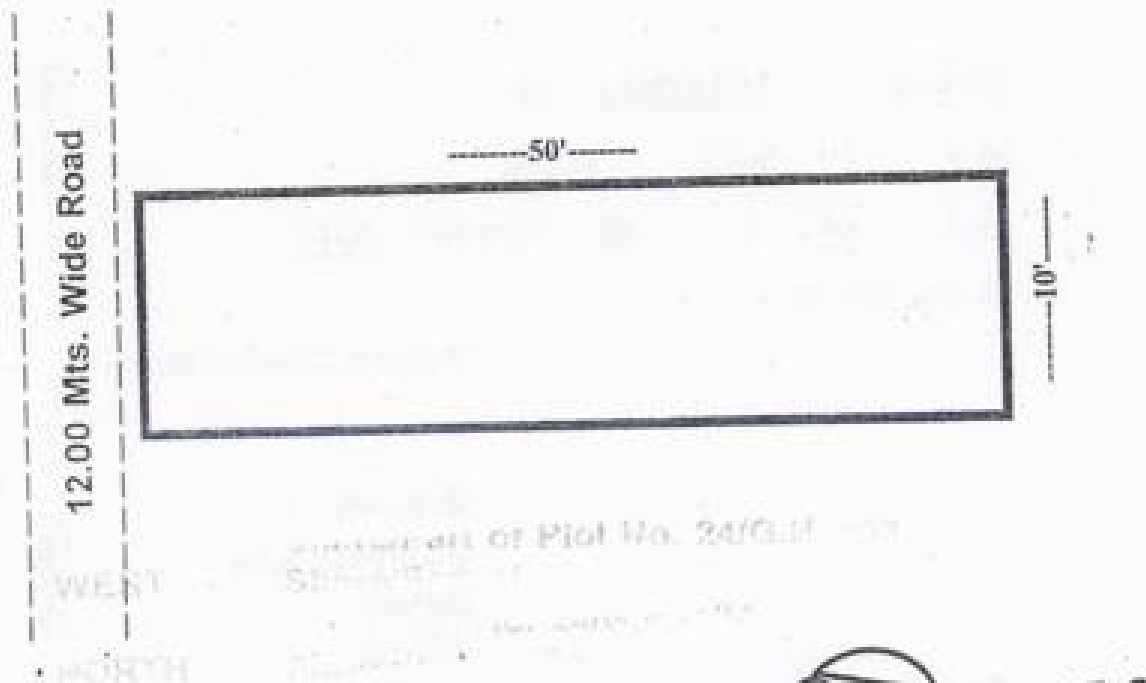
पाण्डव



MAP OF PROPERTY

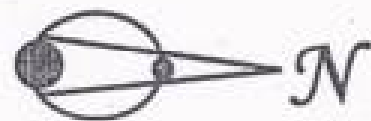
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Then Plot No. 24/2
SOUTH - 12.00 Mts. Wide Road



M/s. V. S. Construction

Partner



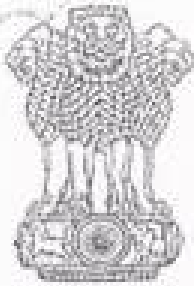
Sy D. Singh
Partner

SIGNATURE OF SELLER

SIGNATURE OF PURCHASERS

7693

1-3310/14

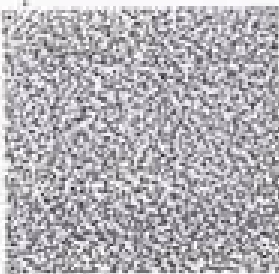


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00354270012596M
Certificate Issued Date	: 05-May-2014 11:50 AM
Account Reference	: SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100419633685672M
Purchased by	: VIVEK LADHANI AND OTHER
Description of Document	: Article 23 Conveyance
Property Description	: SHARE/PART OF PLOT NO. 24/GH-103, AREA-48.469 SQMTS. SITUATED AT SECTOR-24, INDIRA NAGAR, LUCKNOW.
Consideration Price (Rs.)	: 12,00,000 (Twelve Lakh only)
First Party	: VIJAY SHREE CONSTRUCTIONS AND HOTELS PVT.LTD
Second Party	: VIVEK LADHANI AND OTHER
Stamp Duty Paid By	: VIVEK LADHANI AND OTHER
Stamp Duty Amount(Rs.)	: 84,000 (Eighty Four Thousand only)



Please write or type below this line.....

M/s. Vijayshree Constructions

Partner



CIVIL COURT



CIVIL COURT

HINK AGARVA
ADV.
CIVIL COURT - LUCKNOW

0000351513

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The trend of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

M/s. Vijayshree Constructions

Partner